

# ANNUAL ELEMENT PROGRESS REPORT

## *Housing Element Implementation*

(CCR Title 25 §6202 )

Jurisdiction LAGUNA BEACH

Reporting Period 01/01/2014 - 12/31/2014

Pursuant to GC 65400 local governments must provide by April 1 of each year the annual report for the previous calendar year to the legislative body, the Office of Planning and Research (OPR), and the Department of Housing and Community Development (HCD). By checking the “Final” button and clicking the “Submit” button, you have submitted the housing portion of your annual report to HCD only. Once finalized, the report will no longer be available for editing.

The report must be printed and submitted along with your general plan report directly to OPR at the address listed below:

Governor’s Office of Planning and Research  
P.O. Box 3044  
Sacramento, CA 95812-3044

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**Table A**

### Annual Building Activity Report Summary - New Construction Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information								Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure  R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low- Income	Low- Income	Moderate- Income	Above Moderate- Income			See Instructions	See Instructions	
(9) Total of Moderate and Above Moderate from Table A3						0	15				
(10) Total by Income Table A/A3			0	0	0	15					
(11) Total Extremely Low-Income Units*			0								

\* Note: These fields are voluntary

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**Table A2**  
**Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)**

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c )(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity	0	0	0	0	
(2) Preservation of Units At-Risk	0	0	0	0	
(3) Acquisition of Units	0	0	0	0	
(5) Total Units by Income	0	0	0	0	

\* Note: This field is voluntary

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**Table A3**  
**Annual building Activity Report Summary for Above Moderate-Income Units**  
**(not including those units reported on Table A)**

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for <b>Moderate</b>	0	0	0	0	0	0	0
No. of Units Permitted for <b>Above Moderate</b>	11	-2	0	6	0	15	0

\* Note: This field is voluntary

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**Table B**  
**Regional Housing Needs Allocation Progress**  
**Permitted Units Issued by Affordability**

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.												Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	1	0	0	0	0	0	0	0	0	0	0	1
	Non-Restricted		0	0	0	0	0	0	0	0	0		
Low	Deed Restricted	1	0	0	0	0	0	0	0	0	0	0	1
	Non-Restricted		0	0	0	0	0	0	0	0	0		
Moderate		0	1	0	0	0	0	0	0	0	0	1	0
Above Moderate		0	4	15	0	0	0	0	0	0	-	19	0
Total RHNA by COG. Enter allocation number:		2	5	15	0	0	0	0	0	0	0	20	2
Total Units ▶▶▶													
Remaining Need for RHNA Period ▶▶▶▶▶													

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

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**Table C**

### Program Implementation Status

Program Description (By Housing Element Program Names)		<b>Housing Programs Progress Report - Government Code Section 65583.</b> Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.	
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
Program 1: Code Enforcement	Prevent deterioration of existing residential neighborhoods.	Ongoing	Compliance achieved through December 2014.
Program 2: Housing Rehabilitation Assistance	Maintain and preserve at least two (2) units of the City's housing stock and encourage the improvement of energy efficiency through the recommendations outlined in the Draft Climate Protection Action Plan.	Ongoing	Compliance achieved through December 2014. Continue to provide a Housing Assistance Information Guide at the public counter and on the City's website throughout the planning period.
Program 3: Senior Housing Rehabilitation Assistance	To enable Laguna Beach senior citizens to remain in their homes for as long as possible.	Ongoing	Compliance achieved through December 2014. Current Senior Housing Task Force to update existing resources. Continue to provide a Housing Assistance Information Guide at the Planning counter, on the City's website, and at the Laguna Beach Senior Center.
Program 4: Historic Preservation	Preservation and rehabilitation of at least one (1) historically significant home during the planning period.	Ongoing	Heritage Committee meetings held monthly for review of ongoing rehabilitation projects. More than one historic home rehabilitated in 2014. Heritage Month held in May 2014. Continue to provide a Historic Preservation Information Guide on the City's website and at the Planning Counter.

Program 5: Mobile Home Preservation	Preservation of the City's manufactured and mobile housing stock as an alternative housing opportunity, including assisting interested park residents with the application for the State administered Mobilehome Park Resident Ownership Program (MPROP).	Ongoing	Compliance achieved through December 2014. Continuation of an existing program.
Program 7: Mixed-Use	Preserve the City's existing housing in mixed-use developments and encourage additional mixed-use development.	Ongoing	Compliance achieved through December 2014. Continue to promote preservation and development of residential units within mixed-use developments by providing a Housing Assistance Information Guide at the Planning counter and on the City's website.
Program 9: Artist Work/Live Housing	Preserve lower-cost housing opportunities for artists.	Ongoing	30 Artist work/live units approved in January 2014. Decision was appealed to City Council and Coastal Commission, and cleared to proceed in January 2015. Continue to encourage the preservation and development of artists' joint living and working units by providing information regarding incentives for rehabilitation and development on the City's website and at the Planning counter.
Program 10: Flexible Zoning	Potential maintenance and expansion of existing affordable housing opportunities.	Ongoing	Compliance achieved through December 2014. Continue to publish the Housing Element policies that preserve rental housing and the Zoning Ordinance on the City's website, and provide both documents on the City website and at the Planning Counter for public review and discussion with Planning Staff.
Program 11: Section 8 Rental Assistance	Potential increase in the number of rental units in the City for participants in the Section 8 program, and longer-term affordability and maintenance of low-income housing projects.	Ongoing	Compliance achieved through December 2014. Continue to refer interested parties to the County of Orange and to provide a Housing Assistance Information Guide at the Planning Counter and on the City's website.
Program 12: In-Lieu Housing Fund	Accumulate funding that will assist in the production of a minimum of three (3) extremely-low-income units, four (4) very-low income units, five (5) low-income units, and six (6) moderate-income units by 2021.	Ongoing	No new revenue collected in 2014 due to lack of development projects that require contribution to the Housing In-Lieu Fund.
Program 13: Affordability Covenants	Ensure that private developments that include affordable housing continue to offer affordable units at intended prices and to the intended household types for the duration on the affordability period. As a condition of project approval, require all	Ongoing	Compliance achieved through December 2014. Continuation of an existing program.

	income-restricted extremely-low, very-low, low and moderate income housing to be affordable for 55 years or more, as allowed by law.		
Program 14: Pursue Grant Funding for Affordable Housing	Enhance the economic feasibility of providing and maintaining affordable housing opportunities in the City, with an emphasis on preservation of the City's extremely-low, very-low, and low income housing stock.	Ongoing	Compliance achieved through December 2014. Continue to provide a Housing Assistance Information Guide at the Planning Counter and on the City website. Contact non-profit housing organizations annually or as funding opportunities arise.
Program 20: Condominium Conversions	Preserve the City's limited rental housing stock.	Ongoing	Compliance achieved through December 2014. Continue to verify at the time of project review that all proposed condominium subdivision applications include a plan to replace the rental housing units or to pay an in-lieu housing fee for the rental units to be converted or removed.
Program 21: Design Review	Maintain aesthetic compatibility within residential neighborhoods.	Ongoing	Regular design review hearings held every two weeks for site-specific projects to achieve and maintain aesthetic compatibility within residential neighborhoods.
Program 22: Energy Conservation	Improve energy efficiency in new and rehabilitated housing.	Ongoing	Continue to implement the City's adopted standards and guidelines related to best current practices in energy conservation and emission reduction in the construction and rehabilitation of housing throughout the planning period.
Program 24: Assist Affordable Housing Development	Encourage the development of extremely-low, very-low, low and moderate-income housing on a continual basis.	Ongoing	Compliance achieved through December 2014. Continue to provide a Housing Assistance Information Guide at the Planning counter and on the City website.
Program 29: City Employee Housing	Maintain public health, safety and welfare in the community.	Ongoing	Compliance achieved through December 2014. Continuation of an existing program.
Program 30: Second Units	Increase potential affordable housing opportunities for senior citizens and small households, through the development of second residential units.	Ongoing	Six (6) new second residential units were constructed in 2014.
Program 36: Senior Housing Options	Expand housing opportunities for seniors.	December 30, 2015	In April 2014, City Council established a nine-member Senior Housing Task Force to provide recommendations related to senior housing and services. The Task Force meets monthly and the group will report its findings by the end of December 2015.
Program 39: Efficient Permit Processing	Reduce development cost by minimizing permit processing time.	Ongoing	Hired three (3) new in-house staff planners and contracted third-party review for building plan check in 2014. Continue to look for ways to expedite residential development applications to reduce processing time, which in turn reduces development costs.



Program 44: Fair Housing	Continue to provide Laguna Beach residents with the services provided by OCFHC, which includes information and advice concerning rent increases, deposit returns, evictions and substandard housing conditions. Other services include landlord-tenant dispute arbitration and housing assistance counseling and investigation of housing discrimination cases.	Ongoing	Compliance achieved through December 2014. Continue to publish a Housing Assistance Information Guide informing community members of the Orange County Fair Housing Council (OCFHC) and its oversight of fair housing practices, for availability on the City's website and at the Planning counter, and continue to advise the community and to refer people with issues regarding unfair housing practices to the OCFHC.
Program 45: Sexual Orientation Discrimination	Enable housing agencies to inform Laguna Beach residents of special protections afforded them under the Sexual Orientation Discrimination Ordinance.	Ongoing	Compliance achieved through December 2014. Continuation of an existing program.

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### **General Comments:**

In 2014, six (6) second residential units and eleven (11) single-family dwelling units have been constructed toward the City's above-moderate housing stock. Under 2-4 Units category, an existing duplex was demolished and converted to a new single-family residence.

In January 2014, thirty (30) artists' work/live units were approved by the City. The decision was appealed to the City Council and California Coastal Commission. Ultimately, the project approval was upheld and cleared by CCC in January 2015.